



- (1) A letter signed by at least one landowner within the area to be rezoned explaining the requested rezoning.

*See **Appendix A- Land Owner Letter** for a letter from Al Bell a landowner in the area.*

- (2) A vicinity map of the parcels and surrounding area clearly identifying the location of the property.

*See **Appendix B – Vicinity Map** for a map showing the proposed parcels to be re-zoned and the surround area showing the location of the project.*

- (3) A legal description of the boundaries of the proposed district.

*See **Appendix C – Legal Description** for the legal description of the proposed parcels to be rezoned.*

- (4) A lot layout plan may be required indicating some or all of the following:

- (a) Identify any covenants, liens, easements or any other encumbrances upon the parcel. If a description will not suffice, provide copies or exhibits when necessary.

*No existing covenants, liens easements or other encumbrances are on the parcel. See **Appendix D – Platting Certificate** for a list of ownership and encumbrances on the property.*

- (b) The land area of the parcel (found on deed, subdivision plat or certificate of survey at the Office of the County Clerk and Recorder or Planning Division).

*Concurrently with this Rezoning Application the applicant is submitting the Maeder Addition Preliminary Plat Application. See **Appendix E – Preliminary Plat** for a copy of the Preliminary Plat for the Maeder Addition Minor Subdivision. Lots 1 and 2 are proposed to be rezoned to I-1 Light Industrial. Lot 3 is to remain as zone as SR2 Suburban Residential.*

- (c) Describe the existing land use of the parcel and neighboring areas.

*The current land use of the property is storage of shipping containers and trailer houses. The property to the West is a MDT storage facility for road maintenance, including sand piles, jersey barriers, signs and guard rails. The property to the North is dryland farm ground. The property to the East is a large residential tract including pasture land for horses. The property to the Southeast with frontage to Vaughn Road is light industrial property. The property to the South includes one single family residence containing a 5 acres parcel and commercial property containing a heavy equipment dealership.*

- (d) Describe the anticipated impact upon neighboring property.



*The neighboring properties are a mix of large residential tracts, light commercial/industrial and farmland. The proposed rezoned property would border a MDT maintenance facility, agricultural land and commercial business. The portion of the develop left in the SR2 Suburban Residential will border the large residential tracts to the East side of the property. The proposed development will not differ greatly from the current uses of the surrounding properties. As it is mix of uses and the proposed rezoning area matches the currents uses of the neighboring properties.*

- (e) On a site plan, indicate the dimensions of the property under consideration, the size and placement of existing structures, parking areas and landscaping areas.

*There are no existing permanent structures, parking or landscaping areas on the property.*

- (f) On a site plan, indicate the location of existing curb cuts or access points.

*The existing access point to the proposed lots are indicated on the Zoning Lot Layout found in **Appendix F – Zoning Lot Layout**. The current approach is located on the MDT facility access road. The current MDT Approach Permit can be found in **Appendix G – MDT Approach Permit**. The proposed approach is to be moved to the east to line up with the MDT access road approach on to Vaughn Road.*

- (g) On a site plan indicate the location of any existing utilities such as water, sewer, gas, electricity, storm sewer, rivers, creeks, streams, irrigation ditches, easements, historical land marks, or any other items that may affect the application.

*There are no existing utilities, water courses, ditches, easements or historical land marks on the property. **See Appendix H – SHPO Letter** for the correspondence letter from the State Historical Preservation Office.*

- (5) Cite any previous request for a zone change or variance involving the parcel, as well as any action taken on previous requests.

*To the applicant's knowledge no zone changes or variance involving the parcel has been previously requested.*

- (6) Application Fee: All applications for rezoning must include an application fee of seven hundred fifty dollars (\$750.00).

*Attached to this application is the check for \$750, the rezoning application fee.*



THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COUNTY COMMISSIONERS.

*Criteria 1: Is the proposed amendment in accordance with the Growth Policy's five primary goals and associated objectives?*

**Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.**

**Objectives:**

- a. Stimulate the retention and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing, and forest products.

*The proposed development will add additional business in the area. The smaller 10 acres tract is to be used for the repair and remodeling of manufactured homes with a yard and shop. This business would increase the employment of Cascade citizens. The larger tract could be used for self-storage which is need in the Great Falls area. The site is located near Great Falls making convenient storage for its citizens.*

- b. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

*The current land use is the storage of shipping containers and trailer houses and is mostly vacant land. The proposed development of the land will increase the value of the land into light industrial uses therefore increase the county's tax base.*

- c. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunications, and youth/social services.

*The proposed site is located near Interstate 15 off ramp and along a MDT highway making it prime location for light industrial business. Large trucks do not need to enter Great Falls or other residential areas to access the site. Other businesses in the areas include Bouma Wholesales, Diamond City Casino, Swain Spring Service, and Outback Power Company. As listed multiple businesses are in the area that would compliment a manufactured home repair shop.*

- d. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

*The proposed development would not promote the cultural resources or tourism, but would add value local businesses/citizens and land value to the area.*





- e. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

*The property is owned and being developed by a Cascade County resident.*

- f. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chambers of commerce, development organizations and business roundtable organizations.

*The proposed development would add local businesses to the local economy. These businesses could join or be involved in the organizations such as the chamber of commerce.*

- g. Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.

*The proposed project is located near Great Falls and along major roads West of the city. It is located near other businesses, which will promote locate shopping and business in the area.*

- h. Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.

*As noted above the development is located near major roads connecting to Great Falls and along the Interstate corridor. This makes convenient access and availability to other communities outside the Great Falls area.*

- i. Encourage the growth of the agricultural economy.

*The proposed development would not increase the agricultural economy, but the current property use is not agricultural. The land characteristics is not suitable for farm ground and would make marginal pasture land for livestock as it is small in size and without stock water.*

- j. Stimulate the growth of the economy by encouraging the use of alternative methods of energy production, including wind energy.

*The proposed development does not stimulate the growth of alternated methods of energy production either being solar, wind or geothermal.*

**Goal 2: Promote and maintain Cascade County's rural character and the community's historic relationship with natural resource development.**

**Objectives:**

- a. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands, and forests.



*The proposed development will not foster the continuance of agriculture and forestry. But neither does the current use of the land nor the current zoning as suburban residential promote the agricultural or forestry industry.*

- b. Preserve Cascade County's scenic beauty and conserve its forests, rangelands and streams, with their abundant wildlife and good fisheries.
- c. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.

*The proposed development is located 1 mile West of the city limits of Great Falls in an area of commercial/light industrial businesses. The property is located along Vaughn Road that borders BNSF railroad and Interstate 15.*

- d. Assure clean air, clean water, a healthful environment and good community appearance.

*The property is not located near high quality state waters and is void of any streams, rivers or lakes. The proposed business in the development do will create air pollution. And is located in a area that has the look and function of the proposed business in the development.*

- e. Support the development of natural resources including but not limited to timber, mining, oil and gas production, and renewable energy production.

*The proposed development does not support the development of natural resources in the fact that is not in the production or refining of natural resources. The property does not have oil, gas, gravel, timber available to produce. The property could be used for the production of solar energy.*

- f. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfield processes.

*The property does not have any known contaminates, therefore it does not need to be redeveloped.*

### **Goal 3: Maintain agricultural economy.**

#### **Objectives:**

- a. Protect the most productive soil types.



*The property is located in productive soil types but has no access to irrigation waters. Also based on the size and shape of the property is not ideal for the production of dryland farming or grazing.*

- b. Continue to protect soils against erosion.

*The site will be developed using techniques to safe guard against soil erosion including a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will be held in place until final stabilization as determined by a certified SWPPP administrator. A re-vegetation plan will be submitted with the subdivision application to ensure the planting of vegetation to control erosion. The portion of the property with greater than 25% slopes is designated as a "No Build Zone". Detention ponds will be constructed to control the release of pre-development flows and contain any sediment that may be carried by a storm event.*

- c. Protect the floodplain from non-agricultural development.

*The proposed development is not located within floodplains nor adjacent to streams, rivers or lakes.*

- d. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.

*The proposed development may not add value the agricultural industry but does not take out land that is in agricultural production.*

#### **Goal 4: Retain the presence of the US Military in Cascade County.**

##### **Objectives:**

- a. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.

*This development would have little to no influence on the federal congressional delegation to support maintaining the current mission status.*

- b. Promote the location of additional military missions in Cascade County.

*The proposed development will do little to promote the location of additional military missions in Cascade County.*

- c. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.

*The proposed development would have little to no influence to encourage the reactivation of the runway at Malmstrom Air Force Base.*





- d. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.

*The proposed development is on the West side of Great Falls, being on the opposite side of the City than Malmstrom Air Force Base. It will not affect the mission capabilities of the military installation. The property is located 1 mile from the Great Falls City Limits and is near other developments.*

**Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.**

**Objectives:**

- a. Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.

*The property is being developed by a local resident, thus promoting the citizens independent lifestyle by encouraging self-sufficiency and self-reliance. The proposed light industrial property could be redeveloped to match the evolving economy and changing population. The property's proximity to Great Falls, major roads and Interstate 15 interchange make it property that will maintain its value to the community.*

- b. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.

*The property does not contain any known cultural or archaeological sites. A letter from the State Historical Preservation Office stating that fact can be found in Appendix H.*

- c. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.

*The current vegetation cover is grass land with little or no fire breaks. The proposed development will create areas with little or no combustible material. The property slopes are 3% - 8% slopes. The area greater than 25% is designated as a no build zone. A fire protection plan is submitted with the Subdivision application that address the land owner's requirements in the covenants to mitigate the fire dangers in the area.*

- d. Encourage the continued development of educational programs and facilities, recreational opportunities and spaced and health services for all county residents.

*The proposed development does not discourage the continued development of educational programs, recreational opportunities or health services. The property is not located in areas that*



would be suitable for the above listed facilities. And does not adjoin properties that offer these services.

**Is the proposed amendment designed to:**

**Criteria 2: Secure safety from fire and other dangers?**

*The proposed development would provide a fire break between the large tracts of agricultural property to the North from business and homes to the East and South. The tract size the property is not high density and will allow fire departments access and breaks to fight fires in the wildland/urban interface.*

**Criteria 3: Promote public health, public safety, and the general welfare?**

*The proposed amendment will not be a detriment to public health, safety or general welfare. It promotes the health, safety and general welfare of the residents of Cascade County by being well planned and well positioned development of the vacant lands in the Great Falls area. It uses land that are not will positioned to be agricultural lands or residential property based on the poor water quality in the area.*

**Criteria 4: Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?**

*The proposed development does not adversely affect the transportation of the area because the existing road infrastructure in the area. The property does not have water courses to affect and is not located in the flood plain. The ground water is not of high quality and is not suitable for potable use thus making the property unsuitable for residential homes. the proposed development will not add high concentrations of drainfields. A maximum of one drainfield per 10-acre tract. The sewage flows from the light commercial business would be minimal. The property is not located near large residential areas where schools or parks would be ideally placed.*

**Criteria 5: The reasonable provision of adequate light and air?**

*The proposed development will not create excess light or air pollution. The businesses that would be built are not heavy industrial to produce smoke or other contaminants in the air or produce lite pollution that would disturb residential homes. The property it the west is an MDT maintenance yard. The property to the north is agricultural, the property to the south is Vaughn Road, BNSF Railroad and Interstate 15 and the property the East is large residential tracts. Lot 3 of the proposed subdivision is to remain residential.*

**Criteria 6: The effect on motorized and non-motorized transportation systems?**

*The proposed development is located adjacent to a major road (Vaughn Road) which is MDT R/W. The property is easily accessible by motorized traffic via Vaughn Road from Interstate 15 and the City of Great Falls from the Northwest By-pass. This makes the property convenient for traffic from Vaughn, City of Great Falls, Highway 87 and Interstate 15. Added traffic from the development can be easily handled by the existing road infrastructure in place.*





**Criteria 7: Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?**

*The proposed amendment is located approximately 1 mile from the City limits of Great Falls. It is located near other areas of Light Industrial and matches the businesses on the Vaughn Road corridor.*

**Criteria 8: The character of the district and its peculiar suitability for particular uses?**

*The property is near other Light Industrial areas and is suitable for Light Industrial business based on its proximity to Vaughn Road and the Interstate 15 interchange. The property is also close the City limits of Great Falls which make convenient to the citizens of the county to access the businesses that would develop the property.*

**Criteria 9: Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?**

*The ground water in the area is not of high quality. Wells have been drilled in the area to 600'-800' with poor water quality. If the property was to be residential development the landowners would be required to use cisterns. This would decrease the desirability and value of the property as a residential property. The property's proximity to other businesses of similar character make most appropriate use of the land as light industrial.*

**Criteria 10: Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?**

*The proposed amendment is compatible with zoning ordinances of nearby municipalities. In Great Falls areas around major roads (Vaughn Road) and near the railroad tracks are typically light industrial/commercial in nature. In the city limits, property along Vaughn Road on the west side of the city is either M-1 Mixed-use district or I-1 Light Industrial. This area is one mile East of the proposed amendment.*